

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

TUESDAY, DECEMBER 7, 2010

6:00 P.M. WORKSESSION

LOCATION: PURCELLVILLE ROOM
Government Center
1st Floor

Commissioners Present: Robert Klancher, Chairman, Broad Run District; Kevin Ruedisueli, Vice Chairman, At Large; Glen Bayless, Sugarland Run District; Cliff Keirce, Dulles District; Peggy Maio, Blue Ridge District; Gigi Robinson, Leesburg District; Valdis Ronis, Potomac District; Helena Syska, Sterling District.

Commissioner Absent: Erin Austin, Catoctin District.

Staff Present: John Merrithew, Assistant Director of Planning; Cindy Keegan, Program Manager, Community Planning; Lou Mosurak, Office of Transportation Services; Planner: Stephen Gardner; Nancy Bryan, Recording Secretary.

I. DISCLOSURES

1. Ms. Maio had two telephone discussions and several e-mail exchanges on 12/6/10 and 12/7/10 with the Dulles World applicant; will meet with Russ Gestl on 12/8/10 regarding the Arcola Center application.
2. Mr. Keirce had a telephone call on 11/15/10 with Colleen Gillis Snow regarding the Dulles World Center application; on 11/19/10 had a meeting with Charlie Jackson, Bob Hess, and John McGranahan regarding the Fox Gate application; on 11/29/10 met with Colleen Gillis Snow, Molly Novotny and Jim Duszynski regarding the Dulles World application; on 12/6/10 had a telephone call with Colleen Gillis Snow regarding the Dulles World application; on 12/7/10 had a telephone call with Jim Duszynski regarding the Dulles World application.
3. Ms. Robinson sent an e-mail last week to Colleen Gillis Snow regarding the Dulles World Center application.
4. Mr. Ronis had a telephone conversation on 12/6/10 with Jim Duszynski regarding the Dulles World Center application.
5. Ms. Syska had an e-mail exchange with Colleen Gillis Snow regarding the Dulles World Center application, also including Bob Grillo, Margie Wallo, and George Hidy; had telephone conversations with Bob Grillo and Margie Wallo; had an e-mail exchange with Russ Gestl regarding the Arcola Center application.
6. Mr. Bayless had an e-mail exchange with the Dulles World Center representatives.
7. Mr. Klancher had a conversation with Colleen Gillis Snow regarding the Dulles World Center application; had a conversation with Russ Gestl regarding the Arcola Center application.

II. WORKSESSION ITEMS

1. SPEX 2008-0031, LOUDOUN PARKWAY CENTER PARCEL N

The Planning Commission forwarded SPEX 2008-0031, Loudoun Parkway Center Parcel N, to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated December 6, 2010 and based on the attached Findings for Approval. **(7-1-1, Syska opposed; Austin absent).**

2. ZMAP 2008-0018, SPEX 2010-0008, DULLES WORLD CENTER

The Planning Commission forwarded ZMAP 2008-0018, SPEX 2010-0008, Dulles World Center, to the Board of Supervisors with a recommendation of approval, subject to the Proffer Statement dated September 16, 2010, revised to December 6, 2010, and with the amendments discussed at the December 7, 2010 Planning Commission meeting and the with following Findings for Approval:

1. This application is in substantial conformance with the Draft Route 28 CPAM
2. It will provide significant economic development in the County
3. It will provide much needed affordable housing units for the County
4. It will provide significant and needed transportation improvements for the County;
5. The proximity to a Metrorail stop supports the Residential component of the application
6. The proffered phasing prioritizes Commercial development over the Residential

(5-3-1, Bayless, Robinson, Syska opposed; Austin absent).